179.0	0006	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,235,900 / 1,235,900
					USE VALUE:	1,235,900 / 1,235,900
					ASSESSED:	1,235,900 / 1,235,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
472		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TAYLOR HALSTON W & KATHERINE D
Owner 2:	
Owner 3:	
Street 1:	472 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BICHAJIAN JOHN JR/JUDITH -
Owner 2:	-
Street 1:	472 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 21,085 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1975, having primarily Aluminum Exterior and 3950 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	21085.000	497,900		738,000	1,235,900
Total Card	0.484	497,900		738,000	1,235,900
Total Parcel	0.484	497,900		738,000	1,235,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 312.89 | /Parcel: 312.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 121987

GIS Ref

GIS Ref

Insp Date 09/13/18

PREVIOUS ASSESSMENT

Parcel ID 179.0-0006-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	497,900	0	21,085.	738,000	1,235,900	1,235,900	Year End Roll	12/18/2019
2019	101	FV	396,600	0	21,085.	727,400	1,124,000	1,124,000	Year End Roll	1/3/2019
2018	101	FV	418,900	0	21,085.	558,800	977,700	977,700	Year End Roll	12/20/2017
2017	101	FV	418,900	0	21,085.	527,100	946,000	946,000	Year End Roll	1/3/2017
2016	101	FV	418,900	0	21,085.	485,000	903,900	903,900	Year End	1/4/2016
2015	101	FV	375,500	0	21,085.	453,300	828,800	828,800	Year End Roll	12/11/2014
2014	101	FV	371,700	0	21,085.	417,500	789,200	789,200	Year End Roll	12/16/2013
2013	101	FV	371,700	0	21,085.	417,500	789,200	789,200		12/13/2012

!14126!

PRINT

Date	Time
12/11/20	04:00:11

LAST REV

Date	Time
08/08/18	15:01:02

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14126

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BICHAJIAN JOHN	40623-183		8/25/2003		735,000	No	No		
BICHAJIAN JOHN	31308-451		4/14/2000	Family	99	No	No		
BICHAJIAN JOHN	26936-421		12/26/1996		99	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/20/2013	1835	Redo Bat	15,500	C				
1/22/2004	37	Redo Kit	40,000			G5	GR FY05	REMODEL BATH

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	Meas/Inspect	CC	Chris C
5/15/2014	External Ins	PC	PHIL C
2/6/2014	Info Fm Prmt	EMK	Ellen K
12/18/2008	Meas/Inspect	336	PATRIOT
1/16/2004	MLS	HC	Helen Chinal
12/22/1999	Meas/Inspect	264	PATRIOT
4/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	121987
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		21085		Sq. Ft.	Site		0	70.	0.50	6									737,975						738,000	

Total AC/HA: 0.48404 | Total SF/SM: 21085 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 737,975 | Spl Credit | Total: 738,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1975	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.10771573
Const Adj.:	1.00801504
Adj $ / SQ:	106.076
Other Features:	110385
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	518653
Depreciation:	20746
Depreciated Total:	497907

COMMENTS

PDAS. OF = XTRA SINK IN BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

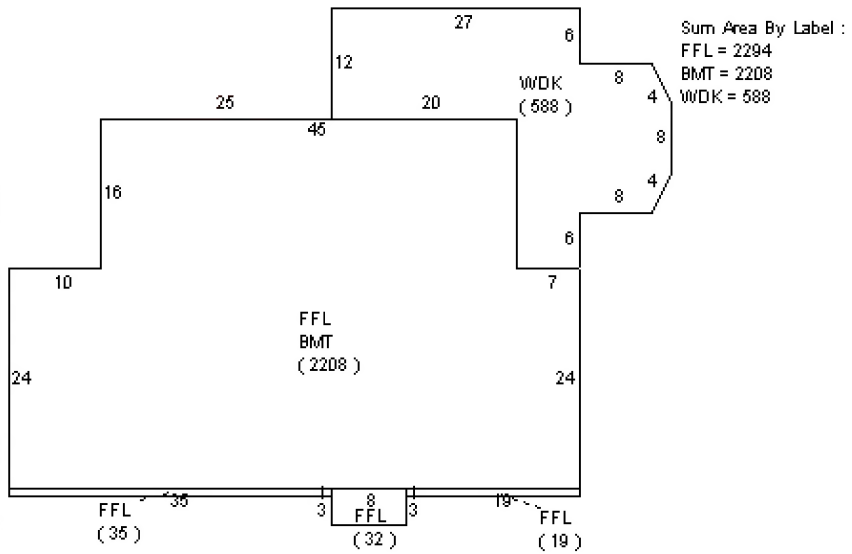
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	116.68
Special Features:	0	Val/Su Net:	97.82
Final Total:	497900	Val/Su SzAd	217.04

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,294	106.080	243,339
BMT	Basement	2,208	51.270	113,215
WDK	Deck	588	7.760	4,564
	Net Sketched Area:	5,090	Total:	361,118
Size Ad	2294	Gross Are	5090	FinArea 3950

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

179.0-0006-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X6	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc